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# Wicker Park District

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PRELIMINARY STAFF SUMMARY OF INFORMATION

SUBMITTED TO THE COMMISSION ON CHICAGO LANDMARKS

MARCH, 1989

## WICKER PARK DISTRICT

Generally bounded by the Milwaukee Avenue/O'Hare elevated rail line on the east, Caton Street on the north, Bell Avenue and Leavitt Street on the west, and the alleys to the south of Potomac, Damen, Evergreen, and Wicker Park avenues.

Away from Lake Michigan, and particularly west of the north and south branches of the Chicago River, nineteenth-century Chicago was developed as a series of immigrant, laboring class neighborhoods. The residential architecture in these areas was characterized by cottages, apartment buildings, and rowhouses built in close proximity to transportation and manufacturing facilities and in dense concentrations. In the midst of one such part of the city, the Wicker Park neighborhood stands out as an enclave of diverse residential building types. Developed later than the larger West Town area that surrounds it, the physical character of Wicker Park reflects the gamut of the social and economic attainments of first- and second-generation immigrants to the United States. Its buildings demonstrate, in an unusually small area, the wide variety of scale, materials, and styles that were characteristic of housing built in Chicago between the Great Fire of 1871 and the turn of the century. At the center of this area is a concentration of large, high-style single family residences, built by newly affluent immigrants. This group of buildings, unique outside of the lakefront communities of the city, demonstrates the existence of a group of upwardly mobile individuals who lived, either by choice or through social prejudice, separate from the people and areas traditionally associated with the elite of Chicago. As such, Wicker Park serves to demonstrate the aspirations and attainments of its original residents and their relative social and economic status within the greater milieu of American society.

In 1851, the city limits of Chicago were extended to include all of the land south of North Avenue and east of Western Avenue, including most of the area that has come to be known as Wicker Park. The area was open, undeveloped land, through which passed the Northwest Plank Road which had been completed in 1849. This toll road, built over a former Indian trail, ran along the route of what became Milwaukee Avenue. The plank road was used as a highway for trade and travel, but it did not become a focus for development until the horse-drawn streetcar service was extended from Halsted Street in 1859, opening a transportation link with the center of the city.

By 1865, partial residential and commercial development had occurred as far north as the vicinity of Ashland Avenue and Division Street. New construction on the Near Northwest Side during the Civil War years concentrated on industrial uses, particularly along the North Branch of the river and in the vicinity of the original station, yards, and shops of the Chicago and Northwestern Railroad at Kinzie and Canal streets. The new housing built for workers near these factories included the first subdivisions of the area north of Division Street which became known as Pulaski Park, largely settled from its inception by Polish immigrants.

Stimulus to further development was given by the continuing expansion of the city limits to the north and west. The area bounded by North and Fullerton avenues, the lake, and Western Avenue, and including the northern part of the Wicker Park community, was annexed to Chicago in 1863. In February, 1869, an act of the state legislature resulted in the annexation of the area between Western Avenue, Pulaski Road, North Avenue, and the Illinois and Michigan Canal. In addition to expanding the western city limits, this act created the West Park District and three parks with connecting boulevards in the newly annexed region. One of these, Humboldt Park, was to be located between California and Kedzie, North, and Augusta Boulevard, less than a mile west of the intersection of North and Milwaukee avenues. Although Humboldt Park was not officially open to the public until July, 1877, the promise of its completion and that of its boulevards marked the beginning of a period of extensive residential development in the immediately surrounding area. This development was given impetus by the opening of a new railroad passenger station on the Milwaukee Road's Bloomington Avenue line at Humboldt Boulevard in 1875. The area was built up quickly and occupied by immigrants of German, Danish, Norwegian, and Eastern European Jewish origins.

After the Great Fire of 1871, many workers moved from the damaged area to the Near Northwest Side, attracted by jobs in expanding industries and by the ability to build cheap frame housing beyond the newly established city fire code limits. The Polish community that had been established in the vicinity of Pulaski Park grew dramatically in the next two decades, expanding to the north along Milwaukee Avenue. By 1875, the areas to the south, east, and west of what would become the Wicker Park neighborhood were under extensive development.

The area bounded by North Avenue, Leavitt Avenue, Division Street, and Wood Street had been held since the 1830s by Mr. T.G. Wright. Although this tract was divided into smaller parcels over the years, by 1869 only the southeastern-most section had been subdivided. It was a parcel at the center of Wright's tract that was purchased in 1867 by a real estate partnership headed by Charles G. Wicker. Officially designated "D.S. Lee's Addition to Chicago," the parcel purchased by the partnership was bounded by North Avenue on the north, Leavitt Street on the west, a line that follows what is now the alley between Evergreen and Potomac avenues on the south, and by Milwaukee Avenue on the east.

Charles G. Wicker was born in Rutland County, Vermont, on April 7, 1820, one of the five children of Joel H. and Lydia Hoxie Wicker. His father died after moving the

family to Utica, New York, in 1830, and Charles was forced to help support the family by working as a canal boat mule driver on the Erie Canal. After his mother remarried and he had completed further schooling, Charles joined his brother Joel in Coschocton County, Ohio, where he worked as a clerk in his brother's general store. The brothers moved to Chicago in 1839, with Joel opening another store and Charles working for him. The next year Charles bought out his brother and over the next twenty years expanded his business into one of the largest and most profitable general goods companies in the city. In the late 1850s he began buying and developing land in the Loop, and in 1863 he sold his business to devote his time to real estate and political concerns.

In 1864 Wicker was the first Republican ever elected to the county board from the City of Chicago, and he was the first Republican alderman of the Third Ward, winning elections in 1865 and 1867. While a member of the City Council, he was an early leader in the fight to protect lakefront property as public land. In 1872 he was elected state representative from the Third District. In addition to his investment in what became Wicker Park, his real estate interests included developments in Battle Creek, Michigan; LaSalle County, Illinois; Hammond, Indiana; and Newport, near Tallahassee, Florida. He invested heavily in the Dakota Southern Railway and by 1876 was president of the company. Charles G. Wicker died while overseeing a development project in Newport, Florida, on December 26, 1889.

When the partnership Wicker headed bought Lee's Addition, it was part of the last large undeveloped stretch of land south of Fullerton Avenue and east of Humboldt Park. In 1870 Wicker had Damen and Leavitt avenues extended from Potomac to North avenues, and the following year he laid out the latitudinal streets, had drainage ditches dug, erected fences, and subdivided the land. On September 26, 1870, Charles and his brother Joel donated the triangular area bounded by Schiller, Wicker Park, and Damen avenues to the city for the public park that bears their family name (Figures 2 and 3).

Although the pattern of development in Wicker Park was established through his efforts, Wicker does not seem to have had a very large role in the development process, having sold many of his real estate interests during the middle of the 1870s in order to finance the expansion of his railroad ventures. The first extensively built-up streets in the Wicker Park development were Evergreen Avenue, Damen Avenue south of Schiller, and Schiller Avenue west of Damen. The earliest structures are generally consistent in size, scale, and design with those found in the immigrant laboring-class neighborhoods to the south and east, characterized by cottages and small apartment buildings (Figures 4 and 5). The few exceptions to this rule were built on the large lots laid out on Hoyne Avenue (Figures 8 and 9). The size of these lots, and the scale and style of the earliest structures built on them, established the character that would be perpetuated in the buildings built on Hoyne during the 1880s (Figure 10). The same large single-family type came to dominate Pierce Street in the 1880s and was extended to the previously undeveloped land north of North Avenue on Caton and Concord streets in the 1890s.

The architecture of Wicker Park, in some ways, is not unlike that of many urban neighborhoods developed in the late nineteenth century, comprised predominately of brick

single-family houses and two- and three-story townhouses and flats. Most of the blocks are densely packed with structures on twenty to twenty-five foot lots. What distinguishes the area, however, is the concentration of vintage housing and the degree to which the houses and their detailing has been preserved. Moreover, the blocks of Caton and Pierce, the 1900-block of West Schiller Avenue, and the 1400- and 1500-blocks of North Hoyne include some of the largest and best examples of free-standing, Victorian-era residential design in the city. The most compelling aspect of the district architecture is the effusive decoration employed on homes of varying costs. Many of the area residents were involved with the construction and woodworking trades, and they apparently reserved the most ostentatious examples of their work for countrymen who shared their baroque ornamental tastes.

The historic ethnicity of Wicker Park is one of the most pervasive and distinguishing elements of the area's architecture. Within the formal stylistic grammar of the late nineteenth century, area builders constructed houses which bear the unmistakable imprint of the German and Scandinavian immigrants who first occupied them. It was an area where the preservation of the ethnic origins of its residents was primary; social status, finances, even politics was secondary. What other district could accommodate four of the "anarchists" who were hanged for the Haymarket Riot and the individuals from whom, as a class, they were seeking economic relief?

Victorian architecture of the type found in Wicker Park lent itself to diverse interpretation. Generally employing a variety of textures and colors, asymmetrical compositions, and picturesque rooflines, the architectural styles of the late nineteenth century are loosely based on medieval and classical elements. As noted by Virginia and Lee McAlester in *A Field Guide to American Architecture* (1984), "These exuberant mixtures of detailing superimposed on generally Medieval forms, mean that most tend to overlap each other without the clear-cut stylistic distinctions that separate the Greek, Gothic, and Italianate modes of the preceding era." The variety of forms and details was a direct result of industrialization that allowed the mass production of complex house components, such as doors, windows, roofing, siding, and decorative detailing. Within the context of a densely developed urban neighborhood, the variety of forms and styles was an essential component in the enhancement of the streetscape and remains so today.

Italianate designs are among the most prevalent in the district, especially as used for townhouses. Their street faces are rectangular in form, the shape conforming to the narrow width of the lots on which they were built. The designs have asymmetrically placed doors and two or three generously sized, segmental arched windows per floor. Although they were built in either brick or stone, brick with a contrasting, light-colored stone trim is the usual treatment in the district. Elaborately decorated door frames and window lintels and sills, as well as projecting sheet-metal cornices are an effective visual counterpoint to the flat wall treatment. The red brick and stone house at 1417 North Hoyne, with its incised lintels, denticulated cornice, and massively proportioned porch woodwork, is an excellent example of the style. It was built in 1879 by picture frame manufacturer Louis Hansen (Figure 9). The style was popular for free-standing residences, as evidenced by

houses in the 1900-block of Schiller and the house at 1526 Hoyne, and for attached houses as at 2023-25 West Potomac. The style was also rendered in wood, the house at 1356 North Hoyne being a particularly good example. Its angular front bay, flattened arch windows, paired bracket cornice, and low mansard roof are additional stylistic features.

Variations on the basic Italianate form were frequent. A subtype within the district is the one-and-a-half-story brick cottage incorporating a centered gable. Smaller than their traditional Italianate counterparts, houses such as the ones at 1311 North Hoyne (1887) and 2023 West Evergreen (Figure 5), were probably occupied by working-class families. Another variation is the cross-gabled configuration illustrated by the residence at the southeast corner of Damen and Potomac, with its supplementary gable on the Potomac elevation that is at a right angle to the main roofline (Figure 4). A particularly elaborate example is at 1559 North Hoyne (1876) which includes a front parlor bay and a wooden side entry porch (Figure 8). A frame version is at 2122 West Evergreen.

Stylistically related to Italianate forms are those of Second Empire architecture, inspired by contemporary French architecture. It shares the overall boxiness of Italianate designs and often employs the same polychrome effect of lightcolored stone bands contrasted against darker brick walls. The rooflines, however, are quite distinct, featuring steep mansard roofs punctuated with dormers. Several prominent examples are located on North Hoyne: the pressed brick and brownstone single-family residence built in 1886 by a Russian lumber merchant at 1520, the large turreted house at 1403, and the house at 1406. A scaled-down interpretation is at 1952 West Evergreen with its asymmetrically placed, faceted cupola.

An equally distinct style, if less numerous in terms of examples, is the Victorian Gothic, the signature of which is the prominent steep gable. The structure at 1630 North Leavitt is a textbook example of the Carpenter's Gothic, that is, Gothic forms as interpreted in wood (Figure 6). Cross-gabled with dentilled eaves, the house is sheathed in narrow clapboards. In contrast with the more massively scaled woodwork of Italianate and Second Empire designs, Victorian Gothic designs are more delicate in terms of their ornament, as seen in the wood porch with its lathe-turned posts and spindeled frieze. A much simpler form is the vertical board and batten structure at 1426 North Hoyne which despite alterations to the front windows retains its original character. The steep gable was a pronounced feature and, as such, was often grafted onto other styles. As merged with the Second Empire styled double house at the southeast corner of Damen and Schiller, the Gothic-inspired turret is a feature that serves well its prominent corner site.

Contrasting with the delicacy of Italianate and Gothic forms in the neighborhood are those of Queen Anne and Romanesque inspired architecture. Characterized by broad, often rusticated, walls, relatively little ornamentation, round arched openings, and a broad gable, Romanesque architecture conveys a massive appearance. Although usually employed for frame structures, Queen Anne was a popular style for masonry architecture in cities.

Its largest examples are comparable in scale to Romanesque architecture, but in contrast to the uniform wall treatment of that style, Queen Anne combined varying wall elements, such as patterned brickwork, ashlar courses juxtaposed with rusticated forms, and materials of different colors, to produce a textural effect. Round corner towers are common.

The medieval character of Romanesque architecture had a natural appeal to families in Wicker Park. O.A. Thorp, an import-export merchant and one of the principal developers of Caton Street, built the mansion at 2156 Caton in 1891, a typical Romanesque essay in its rusticated greystone, rounded corner turret, and expansive front gable (Figure 17). Other Romanesque forms are illustrated in the mansions of druggist Henry Schroeder, on the northwest corner of Hoyne and Evergreen (1888-89), and Henry Herzt at 1351 Hoyne (1895). As seen in these houses, Romanesque architecture is less meticulous in small details than Italianate and Second Empire and earlier styles, its impression being gained by the starkness and massiveness of the overall form.

Although the Queen Anne style inspired a variety of expressions, a predominant masonry subtype was related to Romanesque forms, as indicated in the Harris Cohen Residence at 1941 Schiller (Figure 16). Built in 1890-91, it features a principal mass under a single broad gable and an ancillary rounded corner bay with a tall conical roof. The entrance block is set back from this main body, and a projecting stone porch enhances the dimensional aspects of the composition. In many respects, the detailing is no less than is found on more sedate Italianate and Second Empire designs but highlighted by features such as polished granite columns and elaborate stone carvings. An interesting aspect of these designs is the manner in which they were executed equally well in either stone or brick with stone and terra-cotta trimmings. The Borgmeier House of 1890 at 1521 Hoyne (Figure 10) illustrates the latter, yet the difference in form and details between it and the Johnson House, 2115 Evergreen (1890), is negligible.

A breed apart but nominally within the Queen Anne appellation are the homes at 2118, 2135, and 2138 West Pierce Avenue. Inasmuch as Queen Anne is tantamount to the eclectic eccentricities of the Victorian era, these fanciful residences fit the category. The dwelling at 2118, built by Dr. Theodore Nole in 1903, draws on sixteenth century French chateau architecture but seems sedate in comparison with the more flamboyant homes down the street. The house built by wood milling executive Hans Runge at 2138 Pierce in 1884 is better known as the Paderewski House in honor of the concert given on its porch by the famed Polish pianist and statesman in 1930 when the house served as the Polish Consulate in Chicago. The porch is almost a structure in itself, comprised of intricately wrought lathe and scrollwork (Figure 12). Although the individual details are Victorian in character, the porch assembly is more evocative of a mountain chalet. Similar in character is the gingerbread-festooned house at 2135 Pierce, built in 1888 by Herman Weinhardt, a West Parks commissioner (Figure 13). The pressed metal bargeboard is the most obvious element of a design effusive in its decorative features, the character of which merges its Victorian and Germanic aspects.

During the 1890s, a new stylistic influence became noticeable in Wicker Park. The

Classical Revival became popular following the 1893 World's Columbian Exposition held in Chicago. The fair's architecture, a fantasyland of classical forms and ornament, was seen by millions in person and in photographs, and encouraged a turning-away from the now old-fashioned-looking Queen Anne and Romanesque styles. In Wicker Park, one example of Classical Revival is the large limestone-fronted house at 2134 West Pierce, built in 1904 by Dr. Joseph R. Noel. The building's massiveness is offset somewhat by the porch's stone columns and crowning balustrade, the second-floor window keystones, and the dormers ornamented with triangular pediments.

More commonly, however, Classical Revival forms and ornamentation appeared in conjunction with older, more eclectic styles. Often, an architect or builder would "mix-and-match" decoration from different styles for a single building, creating a design without historic precedents but with visual interest. A single house or small flat building might have Romanesque round-arched windows, Queen Anne terra-cotta decorative panels, and a porch with Classical columns.

The availability of cheap, mass-produced ornamentation in a wide variety of styles and materials made the architecture of the late nineteenth century some of the most lavishly decorated in history. Carved stone lintels and sills, terra-cotta panels, molded brick colonnettes, machine-turned wooden spindles and posts, and pressed metal cornices were all used, sometimes within the same designs, to add visual interest to the mansions of Wicker Park and to proclaim the social and financial prominence of the owners. Even smaller, less costly houses and flat buildings within the neighborhood utilized ornamental stone, wood and metal details, providing a clear visual link to the grander homes of the neighborhood gentry.

Wicker Park reached residential maturity sometime around the turn of the century. At the time, it was the affluent center of a large and lively network of immigrant neighborhoods that were densely populated and ethnocentrically active. It could be argued that these affluent individuals had developed and maintained their own neighborhood, known at one time as the "Polish Gold Coast," due to some sense of exclusion from the traditional residential neighborhoods of Chicago's elite. The disadvantages for the first- or second-generation immigrant in terms of education, heritage, religious affiliation, and spoken accent in relations with established society would seem to be readily apparent. However, the newly affluent immigrants may have also realized a higher degree of comfort in a culturally familiar setting, where they could more easily take a leading role and exert the greatest political and social influence. In addition to those who built Wicker Park's mansions were families whose members had not yet made their mark in the New World. An example is provided by the history of the Italianate cottage at 2045 West Evergreen, which served successively as the home of the Nicholas Jacob Pritzker family, including sons Harry N., Abraham N., and Jack N. Pritzker, from 1908 to 1910, and of the Arie and Ida Crown family from 1911 to 1914. Both families went on to follow not only the general migratory residential trend to the northwest, but each also became examples of the successful realization of the economic dreams of immigrants in general.



By the 1920s, the increasing affluence of its residents and the availability of newly developed sections further northwest were responsible for a migration that decreased the population of Wicker Park and the larger community of West Town. Some redevelopment occurred during this decade, principally in the form of apartment blocks that replaced older single-family housing. With the onset of the Depression, the population of the West Town community began a period of substantial decline, from a total of 187,000 residents in 1930 to 124,000 in 1970 and 96,000 in 1980. However, in spite of the decline in the population and the number of housing units in the larger community, Wicker Park has retained a relatively high percentage of its historic housing stock. The economic decline that the area faced from roughly 1930 to 1980 has seemingly been stopped, if not reversed, and in recent years redevelopment has once again started in the community.

The historic architectural fabric of Wicker Park displays exceptional variety in its size, scale, ornament, style, and design. Individually and as a group, the buildings that make up the district retain a high degree of the integrity of their original designs, reflecting the richness and diversity of the City of Chicago.

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Additional research material used in the preparation of this report is on file at the office of the Commission on Chicago Landmarks and is available to the public.

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Figure 1: Map of the proposed boundaries for the Wicker Park District.

*(Prepared by the staff of the Commission on Chicago Landmarks)*

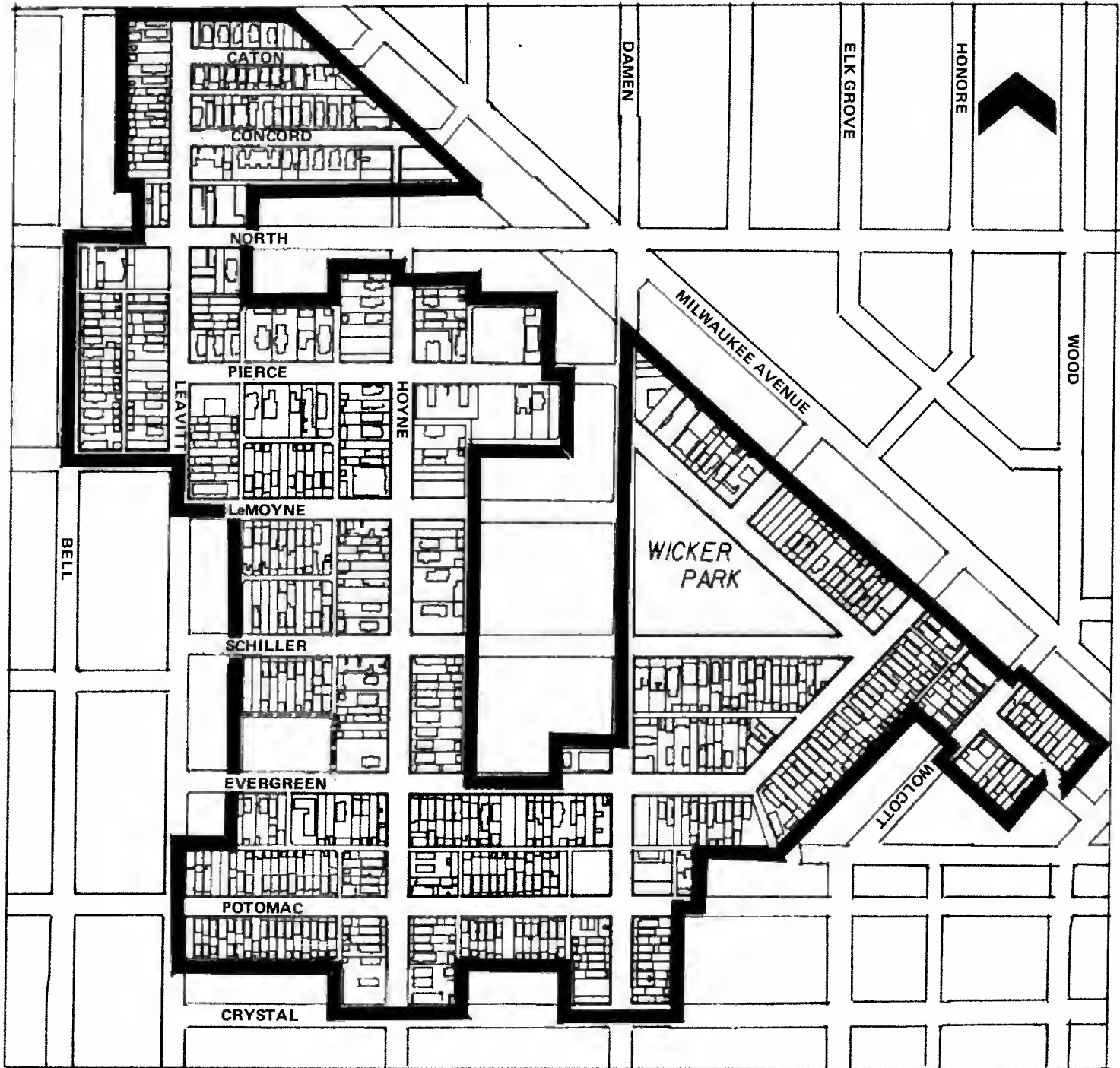


Figure 2: General view of Wicker Park, looking south from the fountain to Schiller Street. The fountain, which was erected in the 1880s, was converted for use as a spraypool for children sometime after 1912.

*(Photograph by Timothy N. Wittman for the Commission on Chicago Landmarks)*

Figure 3: General view of Schiller Street looking east from Damen Avenue.

*(Photograph by Timothy N. Wittman for the Commission on Chicago Landmarks)*



Figure 4: View of 1255 North Damen Avenue, at the southeast corner of Damen and Potomac avenues.

*(Photograph by Timothy N. Wittman for the Commission on Chicago Landmarks)*

Figure 5: View of 2019, 2023, and 2025 West Evergreen Avenue, built respectively in c.1885, c.1880, and 1876-77. 2025 Evergreen was built for Ove H. Petersen, a plasterer and contractor. These views illustrate the working-class housing built throughout the district, particularly in the years before 1890.

*(Photograph by Timothy N. Wittman for the Commission on Chicago Landmarks)*





Figure 6: View of 1630 North Leavitt Street. One of the few frame residences in the district, it was built sometime between 1880 and 1886.

*(Photograph by Bob Begolka for the Chicago Historic Resources Survey)*

Figure 7: View of 1511 North Bell Avenue. This is an example of the smaller high quality residential buildings that continued to be built during the 1890s on the streets immediately surrounding the larger buildings at the core of the district. The building was built for Mrs. Emma E. Peters in 1890.

*(Photograph by Rufino Arroyo for the Chicago Historic Resources Survey)*



Figure 8: View of 1559 North Hoyne Avenue, built in 1876 for Albin Greiner, a local brewmaster.

*(Photograph by Bob Begolka for the Chicago Historic Resources Survey)*

Figure 9: The Louis and Lena Hansen House, 1417 North Hoyne Avenue, built in 1879. The large lots that these houses originally occupied and their ornate Italianate designs established the high-style character of the 1400- and 1500-blocks of Hoyne.

*(Photograph by Timothy N. Wittman for the Commission on Chicago Landmarks)*



Figure 10: The Adolph Borgmeier House, 1521 North Hoyne Avenue, built in 1890. Borgmeier was the treasurer of the Johnson Chair Company.

*(Photograph by Bob Begolka for the Chicago Historic Resources Survey)*



Figure 11: General view of the north side of Pierce Avenue, looking east from Leavitt Street. Pierce was largely developed between 1885 and 1895, with building types that were consistent with those on Hoyne.

*(Photograph by Timothy N. Wittman for the Commission on Chicago Landmarks)*

Figure 12: The Hans D. Runge House, 2138 West Pierce Avenue, constructed c.1884. Runge was the president of the Wolf Brothers Wood Milling Company. Between the World Wars, this building was the home of the Consulate of the Polish Republic. Ignace Paderewski played a public piano recital from the front porch in the 1930s, drawing a crowd of thousands as part of a holiday celebration.

*(Photograph by Bob Begolka for the Chicago Historic Resources Survey)*





Figure 13: The Hermann Weinhardt House, 2135 West Pierce Avenue, constructed c.1888. Weinhardt, the president of a furniture company, was a leading political figure in Wicker Park and served as a commissioner on the West Parks Board. The house retains an exceptionally high degree of integrity, as revealed by a comparison of this view with one reproduced in a German language guidebook published for the Columbian Exposition in 1893, titled *Chicago, Die Garten Stadt*.

*(Photograph by Timothy N. Wittman for the Commission on Chicago Landmarks)*



Figure 14: General view of the Schiller Avenue frontage on the park, looking west from Wicker Park Avenue. The buildings on this block, although built over the extended period of roughly 1875 to 1895, all contribute to its consistency in their scale, set-back, and materials.

*(Photograph by Timothy N. Wittman for the Commission on Chicago Landmarks)*

Figure 15: General view of the south side of Caton Street, looking west from the elevated rapid transit structure. Caton and its neighboring street to the south, Concord, were the last streets in the district to be laid out and platted, in 1889 or 1890.

*(Photograph by Timothy N. Wittman for the Commission on Chicago Landmarks)*



Figure 16: View of 1941 West Schiller Street, built in 1890-91 for Harris Cohn, a partner in the Cohn Brothers Clothing Company.

*(Photograph by Bob Begolka for the Chicago Historic Resources Survey)*

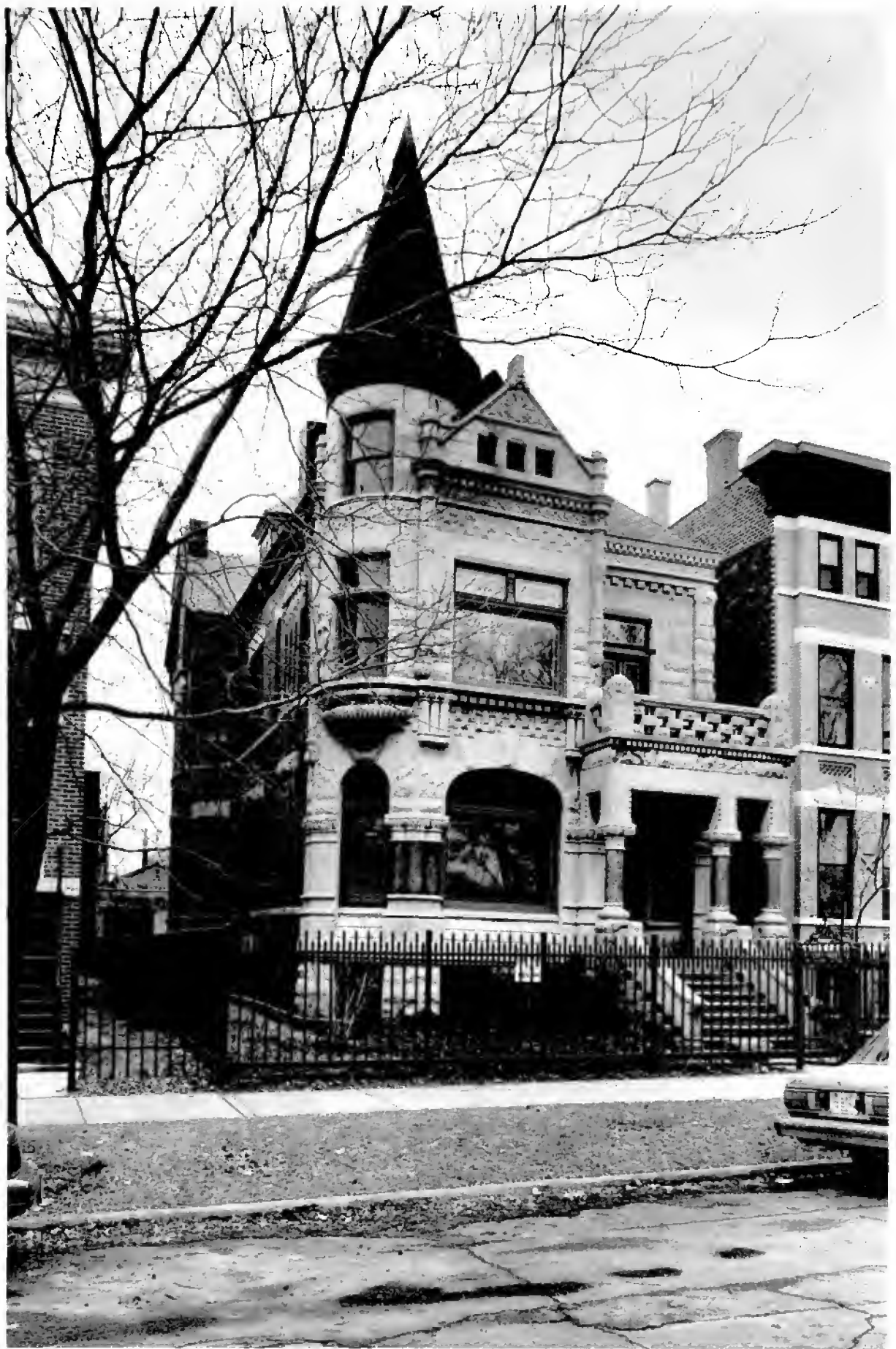


Figure 17: The Ole A. Thorp House, built in 1891 at 2156 West Caton Street, on the northwest corner of Caton and Leavitt. Thorp was the owner of an import-export business and the developer of Caton Street.

*(Photograph by Elaine S. Batson for the Chicago Historic Resources Survey)*





*The Commission on Chicago Landmarks was established in 1968 by city ordinance, and was given the responsibility of recommending to the City Council that specific landmarks be preserved and protected by law. The ordinance states that the Commission, whose nine members are appointed by the Mayor, can recommend any area, building, structure, work of art, or other object that has sufficient historical, community, or aesthetic value. Once the City Council acts on the Commission's recommendation and designates a Chicago Landmark, the ordinance provides for the preservation, protection, enhancement, rehabilitation, and perpetuation of that landmark. The Commission assists by carefully reviewing all applications for building permits pertaining to the designated Chicago Landmarks. This insures that any proposed alteration does not detract from the qualities that caused the landmark to be designated.*

*The Commission makes its recommendations to the City Council only after extensive study. This preliminary summary of information has been prepared by the Commission staff and was submitted to the Commission when it initiated consideration of the historical and architectural qualities of this potential landmark.*



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